



WATER'S EDGE
EQUESTRIAN CENTER

Boarding Agreement

98 Blakes Hill Rd Northwood, NH

OWNER INFORMATION

Owner Name: _____

Address: _____ City/State/Zip: _____

Phone: _____ Email: _____

Emergency Contact Name: _____ Emergency Contact Phone: _____

HORSE INFORMATION

Horse's Name: _____ Breed: _____ Age: _____

Medical Conditions: _____

REQUIRED ANNUALLY

- Rabies
- Eastern Equine Encephalitis (EEE)
- Tetanus
- Western Equine Encephalitis (WEE)

STRONGLY RECCOMENED

- West Nile Virus
- Rhinopneumonitis (Rhino / EHV)
- Influenza

REQUIRED HEALTH RECORD

- Negative Coggins test within 12 months

All boarded horses must remain current on all barn-required vaccinations and maintain a current negative Coggins test at all times while on the property. Proof of current vaccinations and a current negative Coggins test must be provided to barn management and kept current on file with the barn.

BOARDING TERMS

Monthly Board of \$1000. Due on the 1st of each month.

If board is not paid within 5 days of the due date, a \$100 late fee will be assessed. Beginning on the 6th day after the due date, an additional \$35 per day will be charged until payment is made in

full.. A \$35 fee will be charged for any returned check. After a returned check, barn management reserves the right to require future payments to be made by cash, certified funds, or another approved payment method. Owner agrees to provide 30-day notice before terminating this contract.

Board Rate Increases

Barn management reserves the right to increase board rates. Owners will be given at least sixty (60) days' notice prior to any increase in board rates.

Feeding Program

All boarded horses shall be fed grain twice daily, in the morning and evening. The barn's standard feeding program consists of 3 quarts of grain in the morning and 3 quarts of grain plus 3 quarts of alfalfa pellets in the evening. The standard grain program includes Sentinel Lifetime and alfalfa pellets.

If an owner requests a different grain or has concerns regarding the standard feeding program, an alternate grain may be provided at no additional charge, subject to approval by barn management. Any horse requiring grain in excess of 9 quarts per day shall be subject to an additional feed charge.

Horses in group turnout shall have access to free-choice hay during turnout. Horses in individual turnout shall receive two additional hay feedings during the day, in addition to their regular morning and evening hay feedings. Feeding amounts, hay access, and schedules may be adjusted by barn management as deemed necessary based on the horse's body condition, workload, health, weather, or other care-related factors.

Owners may provide supplements for their horse. Supplements are not included in the board rate and will not be supplied by the barn. Supplements may be shipped directly to the barn or delivered by the owner. Barn management will administer owner-provided supplements according to written instructions. All supplements must be provided in SmartPak form or otherwise be clearly labeled and packaged in a manner that allows for easy and accurate feeding.

Turnout Schedule

Horses will be turned out each morning after grain is fed and will remain turned out until the evening feeding, at which time they will be brought in for their second grain meal and given their last hay feeding. Horses will be turned out in appropriate groups based on compatibility, temperament, and barn management discretion, unless the owner requests individual turnout.

Daily turnout is an important part of the barn's program, and horses will be turned out unless weather or ground conditions make turnout unsafe, including but not limited to blizzards, thunderstorms, or glare ice. Barn management reserves the right to adjust turnout schedules and groupings as needed for the safety and well-being of the horses.

Deworming Policy

Barn management coordinates routine deworming for all boarded horses twice yearly in the spring and fall. The cost of dewormer and any related administration costs will be the responsibility of the owner and may be billed accordingly.

Owners agree to participate in the barn's deworming program as part of the overall health management of the facility. Barn management reserves the right to adjust the deworming schedule or require additional deworming or fecal testing if deemed necessary for the health and safety of the horses on the property. Any additional costs related to such care will also be the responsibility of the owner.

Owner shall be responsible for notifying barn management of any known allergies, sensitivities, or prior adverse reactions their horse has to wormer, deworming products, or related medications.

Fly Spray Policy

Owners are required to provide their own fly spray. Any owner-provided fly spray must be clearly labeled with the horse's name. If no fly spray is provided by the owner, and the owner has not instructed barn management otherwise, barn management may use a barn-supplied fly spray as needed for an additional charge.

Owners are responsible for informing barn management of any allergies, sensitivities, or special instructions related to fly spray products or application.

Blankets, Sheets, Fly Masks, and Protective Gear

Barn staff will provide blanket and sheet changes as needed based on weather conditions and the horse's individual care instructions. Barn staff will also provide fly mask changes and changes to other owner-provided protective gear as needed.

Owners are responsible for providing properly fitting, clearly labeled blankets, sheets, fly masks, and protective equipment for their horse. While barn staff will make reasonable efforts to handle these items with care, the barn is not responsible for loss, damage, normal wear and tear, or breakage of any blankets, sheets, fly masks, or other protective items.

Owner Instructions

Owners are responsible for providing clear written instructions for any special care, feeding, turnout, supplements, blanketing, fly protection, or other management preferences. The barn will make reasonable efforts to follow owner instructions, but reserves the right to make adjustments when necessary for the health, safety, and well-being of the horse or others on the property.

Additional Services

Services outside of normal board care may be available for an additional fee. These may include, but are not limited to, holding for veterinary or farrier appointments, lunging, hand walking, medication administration, wound care, extra feedings, private turnout, and other special handling or care requests. Fees for such services will be determined by barn management.

Outside Providers

Boarder shall not be required to use the barn's veterinarian or farrier and may retain providers of their choosing. Boarder may also use an outside trainer, provided such trainer furnishes proof of current liability insurance to barn management before conducting any training on the property.

Emergency care

In the event of an EMERGENCY, Water's Edge Equestrian Center has permission to contact a veterinarian on the owners behalf. Owner agrees to be responsible for all veterinary expenses incurred.

Assumption of Risk and Liability Release

Owner understands and acknowledges that horses are inherently dangerous and unpredictable animals, and that activities involving horses, including but not limited to boarding, handling, riding, turnout, transport, and general horse care, carry inherent risks. These risks may include, but are not limited to, injury, illness, death, escape, theft, property damage, or other loss to the horse, owner, rider, guests, or other persons.

Owner voluntarily assumes all risks associated with the boarding, care, handling, and presence of the horse on the property. To the fullest extent permitted by law, barn management, its owners, employees, agents, and representatives shall not be liable for any injury, illness, death, escape, theft, damage, or loss involving the horse, owner, rider, guests, or personal property, except as otherwise required by law.

Property Damage

Owner shall be responsible for the cost of repair or replacement for any damage caused by their horse to stalls, fencing, gates, waterers, equipment, or other barn property beyond normal wear and tear.

Personal Property

The barn is not responsible for any lost, stolen, or damaged tack, trailers, blankets, equipment, supplies, or other personal property belonging to the owner or left on the property.

Insurance

Owners are strongly encouraged to maintain appropriate insurance coverage for their horse, including but not limited to mortality, major medical, and liability insurance, at the owner's expense.

BARN RULES

To help maintain a safe, respectful, and enjoyable environment for all horses and people on the property, all boarders, riders, family members, guests, trainers, and visitors must follow barn rules at all times.

Hours of operation

No one is permitted in the barn before 6:00 AM or after 8:00 PM unless prior permission has been granted by barn management. Barn is Open 7 days a week during these hours.

General Conduct

All individuals on the property are expected to behave in a respectful, courteous, and safe manner. Drama, harassment, rude behavior, bullying, or disruptive conduct will not be tolerated. Unsolicited advice, interference with another person's horse, or involvement in another boarder's business is not permitted unless specifically requested or approved.

Horse Handling and Safety

Only the owner, authorized riders, barn staff, or approved professionals may handle or ride a boarded horse unless permission has been given by the owner or barn management. Horses must be handled in a safe and responsible manner at all times. Any horse showing dangerous behavior may be subject to special rules, relocation, or removal from the property at barn management's discretion.

Children and Guests

Children must be supervised at all times by a parent or responsible adult. Boarders are responsible for the actions and safety of their guests, family members, trainers, and visitors while on the property.

Dogs and Other Animals

No loose dogs or outside animals are permitted on the property unless specifically approved by barn management.

Smoking, Alcohol, and Drugs

Smoking is not permitted in or around the barn, arenas, hay storage, or other restricted areas. Illegal drugs are strictly prohibited on the property. Alcohol use must not interfere with safety, horse handling, or respectful conduct.

Barn Aisles and Shared Spaces

Aisles, doorways, and shared spaces must be kept clear and safe at all times. Tack, blankets, grooming supplies, wheelbarrows, and other equipment must be stored neatly and not left where they may create hazards or interfere with barn operations.

Arena and Riding Etiquette

All riders must use safe and respectful arena etiquette. Riders must remain aware of others using the arena and communicate clearly when passing, entering, or changing direction. Barn management reserves the right to establish additional arena rules, scheduling priorities, lesson times, or restrictions as needed.

Turnout and Barn Operations

Only barn staff or those specifically authorized by barn management may make changes to

turnout groups, feeding routines, stall assignments, or general horse care procedures unless otherwise approved.

Cleanliness and Care of Property

Boarders are expected to keep their tack areas, grooming spaces, and personal belongings clean and orderly. Any damage to the property must be reported promptly. Owners are responsible for damage caused by themselves, their horse, or their guests beyond normal wear and tear.

Health and Biosecurity

Owners must promptly report any signs of illness, injury, fever, nasal discharge, coughing, diarrhea, lice, mites, or contagious exposure involving their horse. Barn management may require isolation, veterinary clearance, or other precautions as needed.

Compliance with Barn Management

All boarders and visitors must follow instructions given by barn management regarding safety, horse care, facility use, scheduling, and general operations. Barn management reserves the right to update barn rules as needed and to enforce them at its discretion.

Failure to Follow Rules

Failure to follow barn rules may result in warnings, restriction of privileges, additional charges, or termination of boarding services at barn management's discretion.

STABLEMAN'S LIEN

Under New Hampshire law, Water's Edge Equestrian Center shall have a lien upon the boarded horse and any equipment associated with the horse for unpaid boarding, feed, and care charges.

If payment remains unpaid for more than 30 days, Water's Edge Equestrian Center may exercise its lien rights under New Hampshire law, including retaining possession of the horse until payment is made.

If the debt remains unpaid within the legal time allowed, Water's Edge Equestrian Center may pursue all legal remedies available, including the sale of the horse and/or equipment to recover unpaid charges.

The Owner agrees to be responsible for all costs associated with collection of unpaid fees, including legal fees and expenses related to the care of the horse.

DANGEROUS HORSE CLAUSE

The Owner warrants that the horse is not dangerous and is safe to handle.

If Water's Edge Equestrian Center determines that a horse poses a danger to staff, other horses, or property due to aggressive behavior, unsafe handling, or other dangerous tendencies, the Stable reserves the right to require immediate removal of the horse from the property.

In such cases, the Owner will be notified and given 3 days to remove the horse.

ABANDONED HORSE CLAUSE

If the Owner fails to pay boarding fees or fails to remove the horse from the property within the required time after termination of this agreement, the horse may be considered abandoned.

If the horse remains on the property and payment has not been received for 90 days, Water's Edge Equestrian Center reserves the right to exercise its rights under New Hampshire law including enforcement of the stableman's lien and any legal remedies available for recovery of unpaid expenses.

The Owner shall remain responsible for all costs associated with the care, feeding, veterinary treatment, and maintenance of the horse until the horse is removed from the property or the matter is legally resolved.

SIGNATURE

Print Name: _____

Sign Name: _____ **Date:** _____